

Dept of Housing & Community Development Requirements for Affordable Housing Plan

Summary Submission – Planned Production Regulation – Affordable Housing Plan

(i) Planned Production - A decision by the Board to deny a comprehensive permit or grant a permit with conditions shall be consistent with local needs if the municipality has adopted an affordable housing plan approved by the Department pursuant to which there is an increase in its number of low or moderate income housing units (which are eligible for inclusion on the subsidized housing inventory) by at least 3/4 of 1% of total units every calendar year until that percentage exceeds 10 percent of total units.

Section 1. Comprehensive Housing Needs Assessment (See 760 CMR 31.07(1)(i)(1))

1. The affordable housing plan shall be based upon a comprehensive housing needs assessment, which must include an analysis of the most recent decennial census data of the municipality's demographics and housing stock; of development constraints and limitations, as well as of the municipality's ability to mitigate them; and of the municipality's infrastructure.

Section 2. Affordable Housing Goals (See 760 CMR 31.07(1)(i)(2)(a))

2. The affordable housing plan shall address the matters set out in guidelines adopted by the Department, including:
a. a mix of housing, such as rental and homeownership opportunities for families, individuals, persons with special needs, and the elderly that are consistent with local and regional needs and feasible within the housing market in which they will be situated;

Section 3. Affordable Housing Strategy

(See 760 CMR 31.07(1)(i)(2)(b))

b. the strategy by which the municipality will achieve its housing goals established by its comprehensive needs assessment; and

and 760 CMR 31.07(1)(i)(3))

3. The affordable housing plan shall address one or more of the following, but shall not be limited to:

a. the identification of zoning districts or geographic areas which permit residential uses which the municipality proposes to modify for the purposes of low and moderate income housing developments;

b. the identification of specific sites for which the municipality will encourage the filing of comprehensive permit applications pursuant to M.G.L. c. 40B, section 21;

c. characteristics of proposed developments that would be preferred by the municipality (examples might include cluster developments, adaptive re-use, transit-oriented housing, mixed-use development, inclusionary housing, etc.) or

d. municipally owned parcels for which the municipality commits to issue requests for proposals to develop low or moderate income housing

Section 4. Description of Use Restrictions (See 760 CMR 31.07(1)(i)(2)(c))

c. a description of the use restrictions which will be imposed on low or moderate income housing units to ensure that each unit will remain affordable long term to and occupied by low or moderate income households

Description of Master Plan:

Kingston has met the requirements of a Comprehensive Needs assessment through the creation of a comprehensive Master Plan in 1998. In addition to covering housing and affordable housing needs, the Master Plan assesses and recommends policies for land use, economic development, the protection of natural and cultural resources, open space, public services and facilities, and transportation.

Kingston's first Master Plan was completed in 1970. The need for planning has continued as the Town has undergone remarkable changes since the 1970's: "the amount of potentially developable land has been reduced by roughly one-third; the population has more than doubled; the number of households has almost doubled and the overall population density has increased by approximately 50%" (from 1998 Master Plan).

In 1995 the Town convened a fourteen person Master Plan Committee to assess the 1970 Master Plan. This committee was composed of a representative from the Board of Selectmen, Finance Committee, Planning Board, Conservation Commission, Water Commission, Board of Health, School Committee, a local environmental organization, the local business community and three residents at large and two alternate resident representatives. The Committee began its work in 1995 and, utilizing a \$7,500 grant from the Executive Office of Communities and Development, held several public forums that drew many participants. These efforts resulted in the document entitled *Kingston Visioning: Goals, Policies, and Proposals*. The 1996 Annual and Special Town Meeting then provided \$40,000 to complete the Master Plan. The Master Plan Committee hired Beals and Thomas, Inc. in cooperation with Parsons Brinkerhoff, Quade and Douglas, Inc. to assist in the completion of the Plan.

The Town of Kingston Master Plan was approved by the Town Meeting in May 1998. The Master Plan is a comprehensive document prepared in conformance with Massachusetts General Laws, Chapter 41, Section D.

The Kingston Master Plan has been a working tool for Town officials and citizens. A Master Plan Implementation Committee remains dedicated and active in making sure there is progress on implementing the Plan recommendations.

The Kingston Master Plan sets forth a goal "to ensure that the town remains an affordable and enjoyable place to live." The Master Plan section on housing documents the trends of ever increasing housing prices and the lack of a diverse housing stock fitting a spectrum of residents income and life style needs. According to the Master Plan, "The Town is becoming too exclusive" and many residents worry that their children will not be able to afford to raise families in Kingston.

It is important to note that the Town's Master Plan is integrated and interrelated in nature. Implementing any item in any of the seven major plan elements effects the other elements. For example roadway transportation improvements can increase possibilities for economic development, increasing tax rolls to allow the provision of public services. These transportation improvements can also have a negative effect on neighborhoods and housing, making older and often historic homes on main roads less attractive for housing and inviting in business uses that may use or demolish existing housing stock for business. While affordable housing is a clear need, it must be done in a manner sustainable to the Town and consistent with the diligent efforts to plan for the Town's future. In the three years of developing the Town of Kingston Master Plan, the principal goal of the Town's people through visioning sessions and a myriad of meetings, are echoed in the Town's Vision Statement: a vibrant community with its small town atmosphere maintained along with the beauty of its cranberry bogs and wooded roadside character.

Kingston Vision Statement

The Town of **Kingston** envisions itself as an extremely vibrant community with

- its **small town atmosphere** maintained as it matures in the twenty-first century,
- its natural system of waterways extending from Kingston Bay and the Jones River throughout the town preserved and improved through pollution abatement and open space preservation,
- the beauty of its **cranberry bogs and wooded roadside character** maintained,
- its **historic Main Street** and other architectural resources preserved and enhanced, and
- its **downtown area** revitalized;

where the town pro-actively directs its development through a **planning approach** which is supported by the actions of public officials, citizen boards, and town citizens who continue to develop and reinforce their consensus through public forums;

where the school system provides a **superior education** in state of the art facilities employing current technology in all grades and offers an exemplary adult education program;

where **economic development** results in expanded and new light industry and high-tech businesses in designated areas, providing jobs and generating an expanded tax base to provide needed public services, without increasing the tax burden of residents;

where different types of **housing** are available and **affordable**;

where a range of **social and recreational opportunities** is available to all residents; and

where Kingston citizens take **pride** in their community.

(Emphasis original from the Master Plan)

From Town of Kingston Master Plan adopted October 1998 the Housing element has been modified to comply with the new Plan and Production Regulations. The Housing Element states both a goal and a policy

Goal: To ensure that the Town remains an affordable and enjoyable place to live.

Policy: Encourage the creation of housing that spans the spectrum of purchase prices.

Below is the Housing Element Introduction:

Many citizens of Kingston are concerned that as a result of ever-increasing housing prices, the Town is becoming too exclusive. Many residents who have grown up in Town worry that their children will not be able to afford to raise families in Kingston. Empty-nesters (those whose children are grown and no longer living at home) and young adults without children who wish to live in smaller, lower-maintenance homes do not have a diverse selection of housing stock to choose from, and are faced with moving out of Town.

Since the 1960s, residential construction has been primarily large, three to four bedroom, single-family units. Smaller, more affordable, homes are simply not being built in the quantity needed. Many historic homes have undergone extensive remodeling or preservation and are now expensive to purchase as well. If the housing stock in Town is affordable to only higher-income households, Kingston will lose the diversity and sense of place that makes the community so attractive. Beyond implications to the Town's character, taxes could be impacted if large numbers of families with school-age children are added to the population; the cost of community services (e.g. police officers, teachers, programs) in Kingston would also increase.

Varied housing types are needed to accommodate Kingston's population. This Plan presents tools that, when implemented, will encourage the construction of housing that supports the needs of the spectrum of residents' incomes and provides more opportunities for existing and future residents.

Historical Overview

There is evidence that the Wamponoag (originally Pokanoket) Indians inhabited the area that is now Kingston, before the Pilgrims landed on the Plymouth coast in 1620. Southeastern Massachusetts has always been an attractive settlement area due to its ecological diversity and proximity to the coast. The Jones River Village slowly became a focal point of European settlement. The Town's compact center, and the architecture of the many historic buildings, still closely reflects the area's early dominance as a developing node/town center. By echoing this historically traditional form of development, Kingston can create an attractive, yet diverse and affordable pattern of residential land use.

Since 1970, the number of housing units has increased by 96% from 2,089 to 4,096 in 1997. In 1970, approximately 92% of all residential units were single-family dwellings. In 1997, the figure had dropped to approximately 78%. While Kingston's population increased by almost 23% between 1980 and 1990 (7,362 to 9,045 persons), there has been a decrease in the number of persons per housing unit during that decade, from 2.9 in 1980 to 2.77 in 1990. This decrease reflects the national decrease in family size, an increase in single-parent households, and an aging population.

The community, while always more heavily populated to the north of the Jones River, has become significantly more dense since 1970. The Town's density has increased by 82% since 1970, from 313 to 571 people per square mile in 1997. Many of the homes in Rocky Nook have been converted from seasonal to year-round dwellings and are a source of housing for moderate-income families.

Section 1. Comprehensive Housing Needs Assessment

760 CMR 31.07(1)(i)(1) The affordable housing plan shall be based upon a comprehensive housing needs assessment, which must include an analysis of the most recent decennial census data of the municipality's demographics and housing stock; of development constraints and limitations, as well as of the municipality's ability to mitigate them; and of the municipality's infrastructure.

The 2000 Census enumerated a population in the Town of Kingston of 11,780 people an increase of 30.24% from 1990. The population is largely homogeneous with nearly 96% of the population white.

RACE - Universe: Total population

TOTAL:	11,780	
White alone	11,296	95.89%
Black or African American alone	168	1.43%
Asian alone	60	0.51%
Some other race alone	128	1.09%
Two or more races	128	1.09%

Source: Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

NOTE: Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

The US Census shows the breakdowns by race, age and income through sample data collected on the census long form that is completed by one in every six or seven households. Below is a breakdown of the population by gender and age.

SEX BY AGE - Universe: Total population

	FEMALE		MALE		BOTH		
	6,117		5,663		11,780		
Under 1 year	155	2.53%	81	1.43%	236	2.00%	Under 1 year
1 year	108	1.77%	114	2.01%	222	1.88%	1 year
2 years	54	0.88%	131	2.31%	185	1.57%	2 years
3 years	97	1.59%	71	1.25%	168	1.43%	3 years
4 years	92	1.50%	100	1.77%	192	1.63%	4 years
5 years	92	1.50%	87	1.54%	179	1.52%	5 years
6 years	91	1.49%	106	1.87%	197	1.67%	6 years
7 years	127	2.08%	104	1.84%	231	1.96%	7 years
8 years	75	1.23%	118	2.08%	193	1.64%	8 years
9 years	83	1.36%	91	1.61%	174	1.48%	9 years
10 years	59	0.96%	132	2.33%	191	1.62%	10 years
11 years	73	1.19%	84	1.48%	157	1.33%	11 years
12 years	152	2.48%	106	1.87%	258	2.19%	12 years
13 years	39	0.64%	63	1.11%	102	0.87%	13 years
14 years	55	0.90%	92	1.62%	147	1.25%	14 years
15 years	102	1.67%	74	1.31%	176	1.49%	15 years
16 years	34	0.56%	87	1.54%	121	1.03%	16 years
17 years	44	0.72%	81	1.43%	125	1.06%	17 years
18 years	36	0.59%	54	0.95%	90	0.76%	18 years
19 years	28	0.46%	38	0.67%	66	0.56%	19 years
20 years	78	1.28%	28	0.49%	106	0.90%	20 years
21 years	37	0.60%	36	0.64%	73	0.62%	21 years
22 to 24 years	106	1.73%	142	2.51%	248	2.11%	22 to 24 years
25 to 29 years	336	5.49%	266	4.70%	602	5.11%	25 to 29 years
30 to 34 years	513	8.39%	433	7.65%	946	8.03%	30 to 34 years
35 to 39 years	610	9.97%	549	9.69%	1,159	9.84%	35 to 39 years
40 to 44 years	514	8.40%	497	8.78%	1,011	8.58%	40 to 44 years
45 to 49 years	498	8.14%	437	7.72%	935	7.94%	45 to 49 years
50 to 54 years	404	6.60%	380	6.71%	784	6.66%	50 to 54 years
55 to 59 years	326	5.33%	259	4.57%	585	4.97%	55 to 59 years
60 and 61 years	23	0.38%	48	0.85%	71	0.60%	60 and 61 years
62 to 64 years	129	2.11%	130	2.30%	259	2.20%	62 to 64 years
65 and 66 years	38	0.62%	49	0.87%	87	0.74%	65 and 66 years
67 to 69 years	73	1.19%	98	1.73%	171	1.45%	67 to 69 years
70 to 74 years	243	3.97%	173	3.05%	416	3.53%	70 to 74 years
75 to 79 years	192	3.14%	144	2.54%	336	2.85%	75 to 79 years
80 to 84 years	190	3.11%	111	1.96%	301	2.56%	80 to 84 years
85 years and over	211	3.45%	69	1.22%	280	2.38%	85 years and over

Source: Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

NOTE: Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

The above data reflects that 8.51% (1003) children were of preschool age, and 18.35% or 2162 children are school age accounting for nearly 27% of the population either in school or soon to be in school. There is 59.11% (6,845) of the population between the ages of 19 and 64 and the remaining 13.51% is age 65 and older.

Much of the discussion of housing and housing needs is usually based on “households.” The Census makes particular distinctions regarding households that are discussed below.

Housing unit A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Household A household includes all the people who occupy a housing unit as their usual place of residence.

Family A group of two or more people who reside together and who are related by birth, marriage, or adoption.

Family household (Family) A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Household type and relationship Households are classified by type according to the sex of the householder and the presence of relatives. Examples include: married-couple family; male householder, no wife present; female householder, no husband present; spouse (husband/wife); child; and other relatives.

Householder The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census.

Household size The total number of people living in a housing unit.

Two types of householders are distinguished: a family householder and a nonfamily householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A nonfamily householder is a householder living alone or with nonrelatives only.

Family type Refers to how the members of a family are related to one another and the householder. Families may be a "Married Couple Family," "Single Parent Family," "Stepfamily," or "Subfamily."

According to the 2000 Census the Town of Kingston has 4,248 households in 4,525 housing units, 277 housing units are deemed vacant. A housing unit is considered vacant if it is used seasonally or is vacant at the time of the enumeration. One hundred and fifty-five, (155) of the 277 vacant units are classified as seasonal, recreational or for occasional use. The average household size in Kingston is 2.71 persons: 2.85 for owner occupied housing and 2.04 for renter occupied housing. This number represents a continuing decrease in household size from the 1980 and 1990 Census.

HOUSEHOLD TYPE BY HOUSEHOLD SIZE - Universe: Households

Family households:	3,155	74.24%	Nonfamily households:	1,095	25.76%
2-person household	1,176	27.67%	1-person household	928	21.84%

3-person household	724	17.04%	2-person household	144	3.39%
4-person household	766	18.02%	3-person household	10	0.24%
5-person household	356	8.38%	4-person household	13	0.31%
6-person household	91	2.14%			
7-or-more-person household	42	0.99%			

Source: Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

NOTE: Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Three quarters of Kingston's 4,248 households are family households and 62.73% of those include at least three persons, 21.84% (928) are 1 person households. With 510 of those households being a senior living alone. In total nearly half (1979 or 46.56%) of Kingston Households are three or more person household and nearly two thirds (2,736) households are classified as "married couple families" with 32.40% or 1,377 containing children under 18 years of age. Smaller households; families of three or less and non family households of two or less constitute 69% of all households.

HOUSEHOLD SIZE BY HOUSEHOLD TYPE BY PRESENCE OF OWN CHILDREN UNDER 18 YEARS

Universe: Households

TOTAL:	4,248	
1-person household:	928	21.84%
Male householder	310	7.29%
Female householder	618	14.54%
2-or-more-person household:	3,322	78.16%
Family households:	3,155	74.24%
Married-couple family:	2,736	64.38%
With own children under 18 years	1,377	32.40%
No own children under 18 years	1,359	31.98%
Other family:	419	9.86%
Male householder, no wife present:	63	1.48%
With own children under 18 years	26	0.61%
No own children under 18 years	37	0.87%
Female householder, no husband present:	356	8.38%
With own children under 18 years	255	6.00%
No own children under 18 years	101	2.38%
Nonfamily households:	167	3.93%
Male householder	110	2.59%
Female householder	57	1.34%

Source: Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Note: Householder The person, or one of the people, in whose name the home is owned, being bought, or rented.

NOTE 2: Total of 4,250 total household reflects error from sampling and rounding actual household number for Town of Kingston is 4,248.

Single parent families tend to have greater challenges in the housing market. The 2000 Census data above shows 3.25% of Kingston households as single parent households with 101 female headed households and 37 male headed households with children under 18.

A recurring concern in the Town of Kingston is about seniors being priced out of their hometown. In a senior population (aged 65 and over) of 1591 (13.51% of the total population) 206 individuals lived in group quarters such as a nursing home. Nearly a third of Kingston's seniors (510) lived alone including 150 men and 360 woman, another 14 were living with non relatives. Seniors in family settings include, as defined by the Census, living with spouse 290, living with parent 75, living with other relatives 31. In addition to these persons the Census identified Seniors as householder (those whose name the property is rented by or owned as 450: 355 male householders and 95 female householders.

These three groups: smaller households, single parents, and the elderly could represent a large constituency for affordable housing as either owner occupied or rental units.

As seen below, nearly two thirds of Kingston residents have lived in the same house for the past five years. Of the 3859 people who moved, 58.9% moved from within Plymouth County, and nearly nine percent or 945 moved from out of state.

RESIDENCE IN 1995 FOR THE POPULATION 5 YEARS AND OVER--STATE AND COUNTY LEVEL - Universe: Population 5 years and over

TOTAL:	10,777
Same house in 1995	6,918
Different house in 1995:	3,859
In United States in 1995:	3,807
Same county	2,273
Different county:	1,534
Same state	945
Different state:	589
Northeast	275
Midwest	36
South	174
West	104
Foreign country or at sea	52

Source: Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

The Census, using 1999 dollars identified the median household income for the Town of Kingston as \$53,780, the median family income for the Town of Kingston as \$65,101 and the per capita income (all the income divided by all the people) as \$23,370. The median income for the Boston MSA, is \$80,800. The figure used to determine eligibility for affordable housing for a family of four is \$62,650.

HOUSEHOLD INCOME IN 1999 - Universe: Households

		% OF HOUSEHOLDS	CUMULATIVE %
Less than \$10,000	227	5.34%	5.34%
\$10,000 to \$14,999	189	4.45%	9.79%

\$15,000 to \$19,999	210	4.94%	14.73%
\$20,000 to \$24,999	203	4.78%	19.51%
\$25,000 to \$29,999	172	4.05%	23.55%
\$30,000 to \$34,999	200	4.71%	28.26%
\$35,000 to \$39,999	303	7.13%	35.39%
\$40,000 to \$44,999	208	4.89%	40.28%
\$45,000 to \$49,999	259	6.09%	46.38%
\$50,000 to \$59,999	376	8.85%	55.22%
\$60,000 to \$74,999	574	13.51%	68.73%
\$75,000 to \$99,999	609	14.33%	83.06%
\$100,000 to \$124,999	288	6.78%	89.84%
\$125,000 to \$149,999	65	1.53%	91.36%
\$150,000 to \$199,999	288	6.78%	98.14%
\$200,000 or more	79	1.86%	100.00%

Source: Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Median sales price analysis of Kingston housing: Information provided by the Beacon Companies shows year 2000 statistics that indicate that the trends of increasing housing prices and reduced affordability have worsened as noted below.

Year	Condominium	Single family home	All sales
1986	82,000	129,000	
1990	95,000	148,200	141,500
1995	105,000	134,500	123,000
2000	127,000	230,000	226,250
2002	183,500	265,000	265,000

Source: Warren Group Town Stats, 2003.

From 1995 to 2002 the price of a condominium increased 75%, or approximately 10.7% a year. During the same period, single-family homes nearly doubled in value, from \$134,500 to \$265,000 with an appreciation rate of approximately 13.9% a year.

Housing affordability. What makes the housing affordability crisis worse is that residents' incomes have not kept up with the dramatic price increases for homes. As reported in the Kingston Master Plan, in the 1970s the median home value was approximately 2.5 times the median income in metropolitan Boston. By 1980, the median home value was 3.3 times the median household income. In 1990 the median home value in Kingston of \$148,200 was 3.6 times the median income of \$40,872. The 2000 census reported a median home value of \$230,000 compared to a median household income of \$53,780 in Kingston, or 4.2 times the amount.

With a 2000 median household income of \$53,780, a resident could afford a home costing just under \$200,000. As in many other communities, a potential Kingston homeowner who earns the average community household income cannot afford to buy the average priced Kingston home. One would need an income of more than \$75,000 to afford the median priced home in Kingston.

HOUSING STOCK INVENTORY

Zoning changes in 1993 sparked a flurry of subdivision submittals. The number of new residential building permits issued between 1990 and 2000 had been increasing peaking in 1997 at 102, with an average of 79 building permits issued annually over this period. As these approved subdivisions have been built out the number of permits has slowed following 1999. The years 2001 (21) and 2002 (47) are well below average, 2003 is projected to have 57 permits.

The 2000 Census showed a total of 4525 housing units, 4248 occupied and 277 vacant. Of the 4,248 occupied units 3,470 (81.69%) are owner occupied, 778 (18.31%) are renter occupied. As was discussed earlier, owner occupied units also tend to be occupied by larger households (2.85 for owner occupied units and 2.04 for renter occupied units.) Owner-occupancy in Kingston continues to increase slightly over the past decades, from 70% in 1980 to nearly 73% in 1990¹ to 81.69% in the 2000 Census. Rental occupancy has also increased, from nearly 18% of the total number of housing units in Kingston in 1980 to 19.5% in 1990. These figures suggest a slightly decreased vacancy rate, and maintenance of a similar ownership/rental mix as Kingston had in the 1980s

TENURE BY RACE OF HOUSEHOLDER UNIVERSE: OCCUPIED HOUSING UNITS

	OWNER OCCUPIED:		RENTER OCCUPIED:	
Total	3,470		778	
Householder who is White alone	3,419	98.53%	724	93.06%
Householder who is Black or African American alone	11	0.32%	18	2.31%
Householder who is Two or more races	40	1.15%	10	1.29%
Householder who is Some other race alone	0	0	18	2.31%
Householder who is Two or more races	0	0	8	1.03%

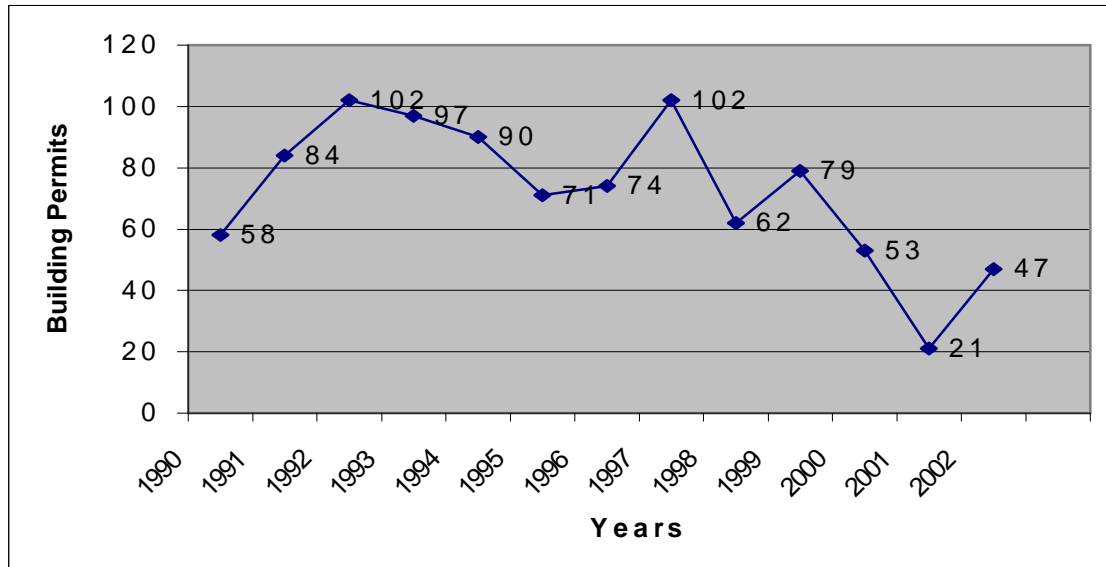
Source: Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

The Census results show that the owner occupied housing in Kingston is largely homogeneous with nearly 99% being white. Whites occupied 93% of rental housing. The above table shows that while greater percentages of other races occupy renter occupied housing, in absolute number the amounts are nearly the same with 51 owner occupied units and 54 renter occupied units.

Building Permits for New Single Family Houses

¹ Old Colony Planning Council, information from Bruce Hughes, Economic Development Specialist 2/19/97.

1990-2002



Source: Kingston Building Inspector

Housing production. For the past 10 years, housing production has consisted mainly of new expensive (over \$400,000) single-family homes on large lots. A total of 1003 new units were created between 1990 and 2000. It is estimated that nearly 1,000 acres of land were used to develop these single-family homes. Single-family homes had an average assessed value of \$146,929 in 1997. According to records provided by the Assessor in 2003 that value had increased to \$313,365.

Table X-X: 2003 Residential Property Types and Assessed Values			
Property Type (Land Use Code)	Number of Parcels	Assessed Value	Avg. Assessed Value Per Parcel
Single Family (101) House & Lot	3515	\$1,101,476,800	\$313,365
Condominium(102)	101	\$19,147,000	\$189,574
Two-family (104)	105	\$26,695,900	\$254,247
Three-family (105)	12	\$3,188,300	\$265,692
Multi-family, more than 3 (111-125)	20	\$24,671,000	\$1,233,550
Apartments above shops	23		
Mobile Homes (103)	378	<i>Mobile homes taxed as vehicles not as real property</i>	
TOTAL PARCELS excluding Apt above Shops and Mobile Homes	3,753	\$1,175,179,000	

Source: Kingston Assessor's Office. Mass. Dept. of Revenue - Division of Local Services Assessment/Classification Report FY98

Age of Existing Housing Stock

Of Kingston's 4,096 units documented in 1997, nearly 28% (1,136) were built prior to 1940, making the units now more than 60 years old. Fortunately, according to Kingston's Building Inspector, the units are generally in good condition and have been maintained over the years. The 2000 Census numbers show that percentage of houses built prior to 1940 at 18.1%, apparently the product of new building and demolition of older units.

Kingston was not excluded from the impact of the 1980s housing boom. Between 1980 and 1988, the number of residential units increased by nearly 25%, which was twice the amount of the overall state increase. Similar to the regional trend, as land values increase in Kingston, the size of new homes is increasing. Currently, typical new construction consists of 3,000 square feet, three to four bedroom colonial homes with a two-car garage. Kingston's Building Inspector indicated that homes built in the 1960s were approximately half the size of homes built in the 1990s.

The table below identifies housing units by age. The table shows no renter occupied units built since 1999 and only modest amounts built after 1990. The larger percentages of renter occupied housing are those units built between 1980 and 1989 and 1950 and earlier.

YEAR STRUCTURE BUILT - Universe: Housing units for year built

			OWNER OCCUPIED:	RENTER OCCUPIED:
Total:	4,525		3,470	778
Built 1999 to March 2000	78	1.72%	78	0
Built 1995 to 1998	400	8.84%	362	38
Built 1990 to 1994	525	11.60%	492	33
Built 1980 to 1989	894	19.76%	688	152
Built 1970 to 1979	501	11.07%	453	48
Built 1960 to 1969	374	8.27%	265	87
Built 1950 to 1959	538	11.89%	349	123
Built 1940 to 1949	363	8.02%	202	96
Built 1939 or earlier	852	18.83%	581	201

Source: Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Note: 277 units are considered vacant during Census

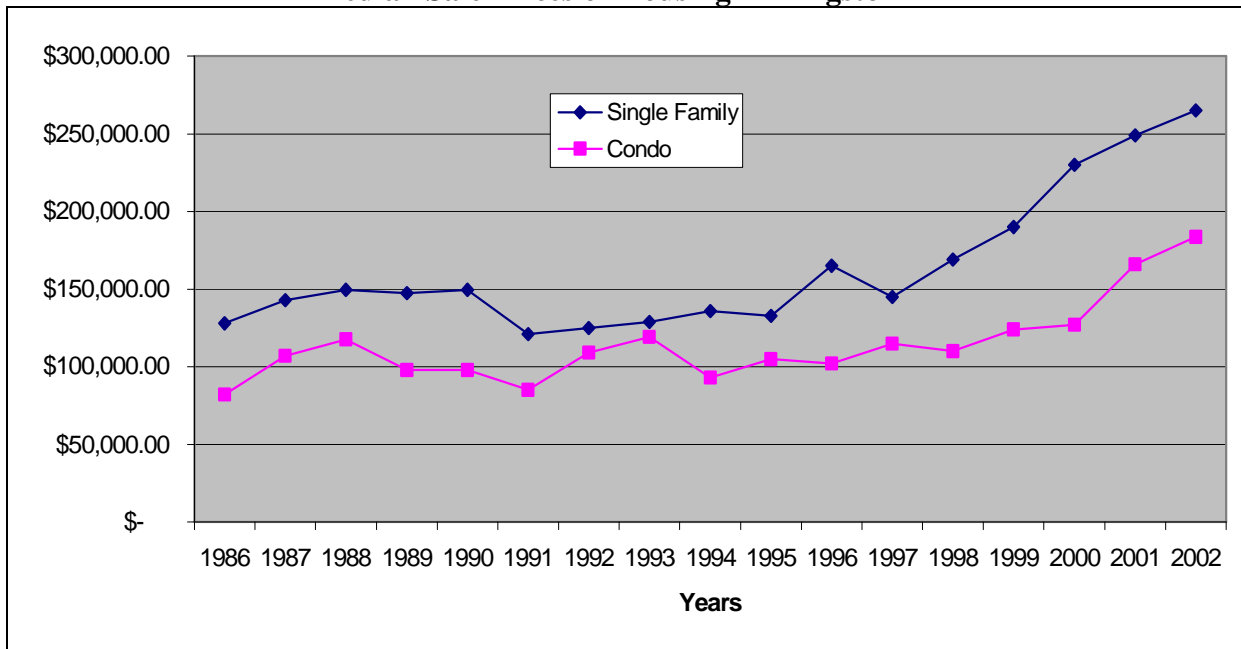
Median Sale Prices of Housing and Income Distribution

The median sales price of condominium units have spiked several times since 1986 as compared to the price of other residential units. In 1998 both single family homes and condominiums have risen precipitously where in 2002 both showed over 100% increases since the 1986 benchmark. The 1998 Master Plan reported that "this reflects a growing demand for smaller, low-maintenance units for households without children and the elderly," certainly supply of smaller units has remained flat presumably with demand pushing prices up.

The 1994 MetroPlan 2000, (the regional development plan for Metropolitan Boston) discusses the affordability problem in Massachusetts.

In recent years, affordability became the essence of the housing problem nationally and especially in certain metropolitan areas such as Boston. In 1970, before the dramatic price escalation, the median priced metropolitan Boston home cost 2.4 times the median income, and the would-be homeowner could buy that home with money to spare. By 1980, the median home value was 3.3 times the median household income, and the typical household earned about 77% of the income needed to buy that home.

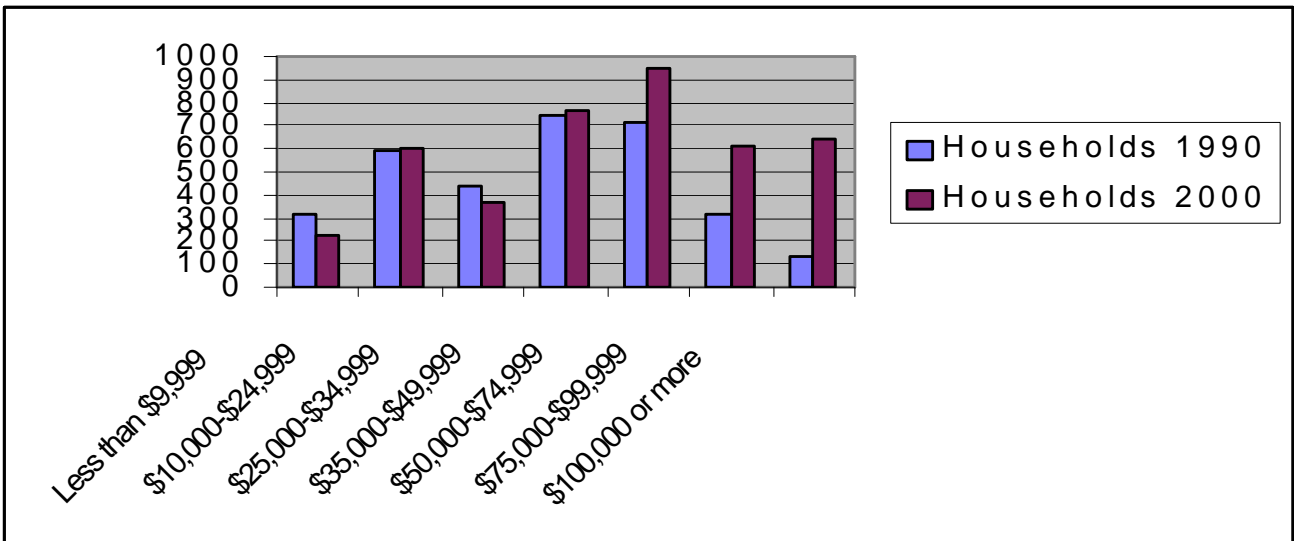
Median Sale Prices of Housing in Kingston



Source: Bankers and Tradesman

The 2000 U.S. Census reported that the median home value in Kingston of \$230,000 was 4.27 times the median income of \$53,780. The Income Distribution chart below shows, in unadjusted dollars, a growth in affluence in Kingston. Kingston's households earning between \$35,000 and \$49,999 annually stayed roughly the same. Between \$50,000 and \$74,000 annually there were an additional 238 households though the percentage remains comparable. Marked growth occurred in the upper income categories with \$75,000 to \$99,999 increasing by 295 households or 4.65% and \$100,000 or more increasing by a remarkable 587 households now accounting for 16.94% of all households. In spite of this apparently affluence from in migration, 46.38% of Kingston households earn (41.5%) earn less than \$50,000, illustrating the reason why Kingston residents feel that homeownership is getting beyond the reach of those who live here.

Income Distribution in Kingston (2000)



Source: 2000 US Census

Section 2. Affordable Housing Goals

- Including the mix of housing sought by the community
- Including timeframe/schedules for production of units

(See 760 CMR 31.07(1)(i)(2)(a))

2. The affordable housing plan shall address the matters set out in guidelines adopted by the Department, including:

a. a mix of housing, such as rental and homeownership opportunities for families, individuals, persons with special needs, and the elderly that are consistent with local and regional needs and feasible within the housing market in which they will be situated;

The Town has a limited capacity to create affordable housing to meet the needs of a diverse population, and in fact is not in the housing development business. The Town of Kingston goal to supply ten percent of his housing stock as affordable is consistent with the Commonwealth's goal of 10% affordable housing in the community's housing stock. In order to achieve its goals, Kingston needs to maintain its relationships with the South Shore Housing Development Corporation, Evanswood, and other non-profit housing developers. To achieve those goals and maintain the Town's level of service, Kingston has developed rules and regulations regarding the 40B application process that requires documentation and review of the project at the applicant's expense. Since 1990 the Town of Kingston General bylaws have also required that applicants pay for review of a projects creating over 100 vehicle trips, or over 15 units, amongst other thresholds. The Town's rules and regulation for applying for Comprehensive permits through the Zoning Board of Appeals and the General Bylaws are available through the Town Clerk's Office.

Kingston should implement mechanisms that limit and focus growth, while increasing the diversity of housing opportunities for its citizens. Clearly there is a need for affordable housing. Anecdotal stories abound about the lack of both affordable housing and rental housing not just in Kingston but in the region. While this plan contains no market studies, the provision of affordable rental units over and above the preferred minimums of Towns and developers alike would serve local needs.

Based on the identified demographics in this plan the greatest weight of affordable units should be two bedroom units serve that 69% of smaller households: three (3) person or less family households and two person or less non family households. Another 14% of the affordable could serve the growing senior population with one and two bedroom units. The remaining 17 percent of affordable units should serve that remaining group of larger families with three bedroom units.

The Town of Kingston Master Plan identified the goal “To ensure that the Town remains an affordable and enjoyable place to live.” To do so the Town created the policy to “Encourage the creation of housing that spans the spectrum of purchase prices.” Upon the completion of the Master Plan the Master Plan Implementation Committee (MPIC) was created to bring the goals of the Master Plan to fruition. One of those first tasks was to rewrite the Town’s largely unused cluster bylaw. The resulting “Residential Development Encouraging Open Space” or RDEOS was created using a carrot approach that offered developers density bonuses for building better developments. A variety of “significant public benefits” (DSPB) standards were developed to allow density bonuses up to fifty (50%) percent of the base units under a conventional subdivision design. While there are eleven identified DSPB. The maximum, fifty percent (50%), density bonus could only be achieved through the inclusion of affordable housing. Every discussion the Planning Office has with developers discusses the RDEOS bylaw and the affordable housing density bonus. In spite of this attempt at inclusionary zoning developers have expressed the concern that affordable units are a wash financially and hurt the absorption rate of their development. Town officials have attempted to adopt the Community Preservation Act in order to earmark funds for affordable housing, historic preservation, open space preservation. The Town’s Planning Office continues to work with local developers such as South Shore Housing and Habitat for Humanity on affordable developments. The Planning Board has also taken up the challenge of creating affordable units through the accessory housing special permitting process and has recently approved its first affordable accessory housing unit in Town. There has also been preliminary discussion about adopting Barnstable’s model of granting an amnesty for illegal apartments provided they are brought up to code and deed restricted in perpetuity as affordable units.

The MPIC has identified characteristics the Town should seek for affordable housing developments and in particular for larger scale affordable housing developments. These characteristics complement the goals of the Kingston Master Plan by:

- Concentrating Commercial and Industrial Development in designated areas.
- Implementing innovative development planning.

- Encouraging creation of housing that spans the spectrum of purchase prices.

The following characteristics and planning principles should be required of all affordable housing developments regardless of size:

1. To preserve unique natural topography and provide meaningful open space.
2. To ensure appropriate high quality design and site planning and high level of environmental amenity.
3. To minimize Town service responsibilities for streets, utilities, solid waste disposal, fire protection and police. All lots developed should contain a reference in the title to the fact that the road systems, pedestrian ways and drainage areas should remain in private ownership in perpetuity. Furthermore, any proposal for or petition for repairs, improvements or modifications to said road, pedestrian and drainage systems would be considered by the Town of Kingston, or any other public entity, if and only if the repairs, improvements, or modifications are financed through a municipal betterment to the private landowners within the development.
4. To allow flexibility and creativity in the design of development through a carefully controlled special permit process.
5. To establish significant buffers between abutting commercial/retail/ residential uses by the planning of open space. Rather than small strips or lots, open space should be composed of large unified areas that may include dedicated open space; recreation uses including passive recreation facilities such as nature trails and bicycle/walking trails, buffers from existing roadways, and common areas in residential developments including an appropriate buffer strip, adjustable by the permitting authority, along the perimeter preferably left in its natural undisturbed state except for required access roads. Said buffer would not be used for parking or active recreational activities.
6. To encourage the utilization of the Town's Residential Development Encouraging Open Space Bylaw, that permits higher than normal densities by "clustering" residential units, for the planning of affordable housing developments.
7. To maintain the service levels that the Town has carefully analyzed through build out analyses commissioned by the Town as part of the 1998 Master Plan and by OEDC in 2000 the use of transferable development rights should be incorporated into affordable housing developments especially for larger scale developments. In the absence a mechanism for the transfer of development rights a fee on market rate units to acquire development rights should be negotiated.
8. The maximum size of any dwelling unit should be three (3) bedrooms per unit.
9. No more than seventeen (17%) percent of the total permitted dwelling units should include three (3) bedroom low impact units and of those twenty-five (25%) percent should be designated as affordable.
10. Rental developments above 25 units would be required to have a unified professional management group with on site representation. In order to better disburse rental units to be consistent with local needs, affordable rental units may also be included as

- accessory housing units in new single family developments in addition to the proposed inclusionary zoning bylaw as part of the Town's affordable housing strategy.
11. The major intersections and roads serving the development will continue to operate at an acceptable Level of Service (LOS).
 12. The design should include adequate water supply distribution and storage for fire protection. Vehicular circulation should consider the access needs of emergency and public safety vehicles. In the case of uses adjacent to forested areas, the design should also consider firebreaks and trail access. The adequacy of the foregoing public safety measures should be evaluated by the Kingston Chief of Police and Fire Chief, in their respective fields of expertise.
 13. All systems that deliver or may discharge water into the ground should be sufficient to treat said water and to monitor said treatment so as to achieve any and all applicable effluent standards of the Kingston Water Commissioners, Kingston Board of Health, Kingston Sewer Commission, Kingston Conservation Commission and the Massachusetts Department of Environmental Protection.
 14. Applicants should be required to provide a satisfactory water resource study performed by a qualified engineering consultant which assesses the effects of proposed water usage upon ponds, bogs, wetlands, public and private wells, and other natural resources dependent upon the common aquifer. Such water withdrawals and usage should meet all the applicable regulations and standards of the Kingston Water Commissioners, Board of Health and the Massachusetts Department of Environmental Protection.

In addition the following characteristics and planning principles should be required of large scale affordable housing developments approaching 200 units or more. Many of these characteristics are consistent with mixed use transit oriented/ pedestrian oriented developments but should be required to be at a scale that is manageable within the Town's fiscal and infrastructure constraints:

1. Large scale affordable housing developments should be located with good access to transit and to abutting arterial streets.
2. The intent in areas where the underlying zoning is non residential is to allow permitted uses comparable to the Town Center including commercial, retail, and mixed use residential development along pedestrian streets, green belts, open space and civic areas. The idea is intended to permit a variety of primary uses and intensity of development.
3. The intensity of development would taper into a traditional neighborhood type of development as it approaches residentially zoned areas.
4. Permitted Uses - In addition to retail and commercial uses in areas where the underlying zoning is non residential, residential uses may include multi-family housing, loft housing, elderly housing and attached and detached single-family

- housing. Such residential uses may be contained in a single building with retail and commercial uses.
5. Mixed-use and multi-family developments with densities that are greater than any other district in Town could also include accessory housing units. Any occupied accessory housing units should be deed restricted as affordable.
 6. Mixed-use developments and buildings in areas where the underlying zoning is non residential would include commercial, retail, office and service uses occupying the ground floor area and all or a portion of the second story of buildings.
 7. All large scale affordable housing developments should be connected to the municipal sewer system and should not pollute the groundwater.
 8. All large scale affordable housing developments would be integrally designed to result in lively, prosperous neighborhoods that serve as an attractive place to live, work, shop and recreate with less reliance on the automobile than is typical elsewhere in the community.
 9. Wherever possible and appropriate, pedestrian and bicycle circulation should be provided minimizing street crossings and reducing the number of street side walkways. Where paths in the open space system can appropriately take the place of sidewalks, the permitting authority may waive the conventional sidewalk requirement specified in the subdivision regulations.
 10. Landscape, Architectural and Signage Design Review should be required - in sufficient detail to show the size, location and materials to be used.

Constraints/Limitations

The issues identified by the Town under 760 CMR 31.07 (1)(i)(1) as development constraints to providing the necessary number of units to achieve the Town's required 10% of affordable housing and in particular at the site abutting the commuter rail station, include the impact to the Town fiscal condition that inspired the Town's "Residential Scheduling" bylaw limiting the total number of building permits issued annually to 70. Impact of the build out analysis in the Master Plan, the first of several, was sobering to the Town.

Based on the amount of vacant, developable land in Kingston, the Kingston Master Plan build out analysis suggests that Kingston has the potential to house a total population of 17,750 in a total of 6,487 dwelling units. Appendix IV contains Map 2-4 and Table 3-4 from the 1998 Kingston Master Plan Build out Analysis, greater detail of this analysis can be found in Section 2 of the Kingston Master Plan. As discussed in the Land Use Element of the Master Plan, a total of over 1,803 acres of land are classified as vacant residential land (developable or potentially developable) in Kingston. This translates into an additional 2,391 residential lots, given existing zoning. Approximately 65% of the new units would be located in the westerly and northerly sections of town (see Figure 2-4 in Appendix IV for quadrant delineations). One-quarter of the new units would be located in the southerly section of Town. Because the eastern section of Town is already quite built out and only 100 lots remain vacant, this section will experience the smallest amount of growth (190 new units).

The growth that may be anticipated over the next ten years would result in 970 new dwelling units and 2,910 new people in Town. The breakdown of potential growth in the North, South, East and West quadrants of Kingston is summarized in Table 3-4 in the Kingston Master Plan and is included in Appendix IV. None of the build out analyses considered the effects of 40B or the use of industrial land for housing. The MPIC did in their deliberations regarding the area surrounding the commuter rail station consider this impact by proposing a mixed use zoning district where commercial uses could underwrite some of the fiscal impacts of residential development near the train station.

Constraints and limitations for the site abutting the commuter rail station include: access, public drinking water, and disposal of treated effluent, solid waste disposal, public safety, impact on schools and lost economic development opportunities. The Kingston Water Commission has determined that for each 808 dwelling units produced, a new municipal well is needed. A portion of this site contains a Zone II area that limits the amount of impervious surface in a portion of the site. While the site has access to sewer, the wastewater treatment plant's capacity is allocated. The plant can be expanded and it is anticipated that the expansion would be paid for by any large scale development. The sewer limitation would be where tertiary treated effluent can be recharged into the ground water. This site also needs better access. All of the discussions the MPIC has had with any private sector developers included the need for secondary access to the site rather than the circuitous route through currently existing retail and industrial uses to the site.

Section 3. Affordable Housing Strategy

(See 760 CMR 31.07(1)(i)(2)(b)

b. the strategy by which the municipality will achieve its housing goals established by its comprehensive needs assessment; and

and 760 CMR 31.07(1)(i)(3))

3. The affordable housing plan shall address one or more of the following, but shall not be limited to:

a. the identification of zoning districts or geographic areas which permit residential uses which the municipality proposes to modify for the purposes of low and moderate income housing developments;

b. the identification of specific sites for which the municipality will encourage the filing of comprehensive permit applications pursuant to M.G.L. c. 40B, section 21;

c. characteristics of proposed developments that would be preferred by the municipality (examples might include cluster developments, adaptive re-use, transit-oriented housing, mixed-use development, inclusionary housing, etc.) or

d. municipally owned parcels for which the municipality commits to issue requests for proposals to develop low or moderate income housing

Housing Strategies

Following is a list of housing strategies from the 1998 Master Plan and the 2003 affordable housing planning effort that provide mechanisms to increase housing opportunities and provide for a variety of housing types and needs. These strategies have been selected for further evaluation.

Create an Affordable Housing Partnership. A local housing partnership provides an avenue for local residents to support the affordable housing needs of their community. The housing partnership would represent a broad spectrum of the community and its interests. The functions of partnership would include:

- Amending affordable housing action plans based on housing needs
- Establishing criteria to evaluate affordable housing proposals
- Making recommendations on the pros and cons of particular housing proposals
- Identifying local, state and federal housing resources to further development
- Locating available land suitable for development
- Reviewing land use regulations and zoning bylaws
- Working with developers of affordable housing
- Increasing public awareness through forums and other public events

Securing Existing Units with Deed Restriction. Tax title properties and/or other housing units may be acquired by the Town for affordable housing. Such affordability can be guaranteed by provisions that prohibit sale at market rates for a defined period of time, in perpetuity. This mechanism utilizes the existing housing stock and does not alter the community character; however, there are costs of acquisition and administration of implementing this mechanism.

The Planning Board has begun conditioning accessory housing units as deed restricted affordable units. There have been preliminary discussions on the feasibility of using the “Barnstable model” of granting an amnesty for existing illegal apartments that are brought up to code and deed restricted as affordable. Further study of the impacts of this option are warranted.

Density Bonus. To satisfy the need for more affordable housing in appropriate areas, a density bonus increases the density (by a decrease in lot size) on appropriate sites where planned residential developments, cluster and condominium units can be sited. Measures to deal with circulation, wastewater treatment, and other land use/environmental concerns must be mitigated to obtain the bonus. Kingston’s Bylaws already provide the Planning Board with authority to increase the density of Planned Residential Developments if 10% of the proposed units are set aside for affordable housing.

The Town of Kingston Zoning Bylaws were amended following the adoption of the 1998 Master Plan to include density bonuses in cluster subdivisions that can only be maximized through the inclusion of affordable housing.

Local Initiative Program (LIP). The Local Initiative Plan (LIP) is a State housing program that gives municipalities flexibility in their efforts to provide low and moderate-income housing. LIP projects are sponsored by the Town through a Housing Partnership or Housing Authority and the Board of Selectmen.

Zoning Controls

Kingston's Zoning Bylaws reflect the Town's commitment to preserving its residential character. Within the past few years, the Town has adopted bylaws that give the Town greater control of its open space and additional mechanisms to manage its growth.

The Town is currently researching inclusionary zoning bylaws, a sample of which is included in Appendix II, that have passed muster with the Attorney General's Office for consideration at Town Meeting. It is expected to be included on the warrant at Special Fall Town Meeting in 2003.

Innovative zoning Bylaws that provide the Town with greater control over the rate at which land is developed and the protection of its natural resources include:

- *Limiting Building Permits* - Between 1986 and 1996, the Town issued an average of 78 new building permits annually. In 1996, the Town voted to adopt the Residential Development Scheduling Bylaw to regulate the rate at which residential construction occurs. This Bylaw limits the number of building permits the Building Inspector may issue to 70 new dwelling units per year. Amendments to the bylaw were made in 2003 that exempt senior housing from provisions of the Residential Scheduling provision.
- *Resource Protection Overlay Districts* - A Water Resource Overlay District encourages the protection of the quality and quantity of the Town's groundwater and surface water supply, while a Flood Plain Overlay District is designed to preserve and maintain the groundwater table and water recharge areas within the flood plain. Larger lot requirements and stricter development guidelines within these districts limit growth in these sensitive areas.
- *Residential Development Encouraging Open Space (RDEOS)* The revised bylaw was adopted by Town Meeting in 2000 for the R-40 and R-80 zoning districts. These regulations require the clustering of single-family dwelling units and creation of permanently protected open space. Density bonuses are offered for developments in the R-40 district. One development has been approved and another is in the permitting process.
- *Transferable Development Rights* – A concept in which some or all of the rights to develop a parcel of land in one district (the “sending district”) can be transferred, by sale or barter, to a parcel of land in a different district (the “receiving district”). The sending districts are usually those in which the local jurisdiction wishes to limit or curtail development (Typically agricultural areas, or historic sites or buildings). It is necessary for the town to agree that the

increase in the level of development in the receiving district is appropriate and acceptable. Transferable Development Rights (TDR) are not currently in use. The concept has been integrated as part of the Town's affordable housing plan.

Kingston places considerable importance on the Town's historic structures and places in recognizing the Town's character. The Town adopted the demolition delay bylaw in 2000. The Town's first National Register Historic District was approved in 2002. Other sites in Town may also be appropriate for affordable housing which frequently occurs at higher densities than typical suburban development. Characteristics which identify such sites include: availability of water and sewer and proximity to transit and arterial roads. Areas not appropriate would include those in Zone II or aquifer recharge areas and historic districts, unless the development can incorporate existing historic structures and new construction that would not diminish the character of the area.

The Town is in discussion with other developers for possible affordable senior housing as a component of an infill development on a brownfield site in the Town Center. The location near Route 3A in the Town Center has access to nearby arterial roads as well as bus routes.

Section 4. Description of Use Restrictions

(See 760 CMR 31.07(1)(i)(2)(c))

c. a description of the use restrictions which will be imposed on low or moderate income housing units to ensure that each unit will remain affordable long term to and occupied by low or moderate income households

The affordable apartments and homeownership residences will be affordable in perpetuity. Affordability of the rental units will be retained through a regulatory agreement with the development lender, either MassDevelopment or MassHousing. The affordable for-sale homes will have permanent deed restrictions consistent with MassHousing requirements that will preserve affordability for future buyers.

Any accessory housing units created by the Planning Board through the special permit process will be deed restricted in perpetuity. In the event that the Town proceeds with the Barnstable model, any apartments granted amnesty would be brought up to code and have a permanent deed restriction as affordable.

Rental Assistance² and Other Housing

In 1993, there were 56 public housing units provided for Town residents. Additionally, the South Shore Housing Development Corporation administered approximately 20 State Massachusetts Rental Voucher Program (MRVP) rental assistant certificates for households of low or moderate income. Additionally, 22 Federal Section 8 Rental Assistance certificates were

² Massachusetts Department of Communities and Development – Community Profiles – Kingston (1993).

used to subsidize rents. Rental assistance certificates provide an alternative to project-based low income housing in that they allow low-income households to find private rental units of their own choosing (certain restrictions do apply). Of Kingston's rental units, 138 are subsidized by State or Federal funds.

The South Shore Housing Development Corporation (SSHDC) owns and operates two units of special needs housing for people who have mental illnesses, and 20 units of rental housing for families. Additionally, there are a number of apartments rented at subsidized and market rates in Town.³

The American Baptist Elder Ministries of Massachusetts (Evanswood), formerly known as Baptist Home contributes significantly to the number of elderly/disabled units in Kingston. Evanswood is currently in the process of replacing its old 60-unit, single-bedroom, assisted living facility with a new 64-unit facility. This facility, known as the Inn at Silver Lake, was completed in the Fall of 1997. The Evanswood campus also offers adult day care services and operates a 164-bed nursing home. Evanswood also operates another 50 independent living units in four buildings.⁴ Continental Wingate, the newest owners, is discussing with the Town a possible expansion to their campus although the site does not meet many of the previously mentioned characteristic of an affordable housing site.

COMPARISON OF EXISTING CONDITIONS TO FUTURE NEEDS AND VISION

The Town's rate of development will likely accelerate as a result of planned infrastructure improvements, unless measures are taken to better manage the growth. Existing regulatory controls will help to limit new construction and preserve open space; however, the buildout analysis considered these regulations, and still the Town may expect to increase its population by nearly 3,000 people housed in an additional 1,000 residential units in ten years. While a number of residents have expressed a desire for greater diversity in housing, many are still unfamiliar with the benefits of cluster housing. Abutters are often vocal in their opposition to such developments. "Conventional" developments (single-family homes on large lots) are still the most common. Widespread education and improved understanding concerning the Residential Development Encouraging Open Space Bylaw is critical to its success and application. The citizens of Kingston do not want the Town to become "built out" at all, over any period of time. Additional mechanisms must be implemented to prevent the Town from reaching build out at the current pace.

Design guidelines should be developed for any future development using previously mentioned innovative tools to ensure compatibility with town character. However, requirements should be flexible, providing performance standards as an incentive to developers to pursue this beneficial variation of traditional development. Beyond limiting the rate of development, it appears there is

³ Letter of Stephen Dubuque, South Shore Housing dated March 5, 1997.

⁴ Telephone conversation with Ms. Sadler of Evanswood on February 27, 1997.

a growing need for more condominium-type units to meet the needs of young adults and the elderly. The needs of these two populations are being felt nationally, regionally, and locally, when older people no longer wish (or are able) to care for the homes in which they had raised their families. One of the benefits of condominium-type units or cluster development is that there is concentrated density with a significant amount of open space permanently protected.

The Town recognizes it's limited capacity to create affordable housing to meet the needs of a diverse population, and is not in the housing development business. Therefore, Kingston needs to continue to build its relationships with the South Shore Housing Development Corporation, Evanswood, and other non-profit housing developers, to foster partnerships and cultivate affordable housing.

Kingston should implement mechanisms that limit and focus growth, while increasing the diversity of housing opportunities for its citizens.

Housing Element Implementation Schedule

Action	Party Responsible for Implementation	Time Frame
Encourage creation of housing that spans the spectrum of purchase prices.		
• Proactively work with housing developers to create diverse and affordable housing opportunities.	PB, TP, KHA	Ongoing
• Work with available resources to comprehensively evaluate potential housing strategies and to continue their implementation.	KHA, and non-profits	Ongoing
• Monitor the impact of the new commuter rail on housing construction.	BI, TP	Ongoing
• Change zoning to allow the construction of condominiums (with design guidelines), encourage transferable development rights and density bonuses.	TP,PB, TM	Failed 1999 & 2001
• Improve incentives for utilizing planned residential developments through changes in the By-law.	PB, TM	Completed 2000
• Create age restrictive housing by-law.	PB,TM	Completed 2000